



**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 4, 2002**

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- 

**MINUTES:**

PRESENT: COUNCILMEMBERS WEEKLY and L.B. McDONALD

Also Present: DEPUTY CITY MANAGER DOUG SELBY, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT MANAGER DAVID ROARK, and DEPUTY CITY CLERK GABRIELA S. PORTILLO BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:01)

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**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 4, 2002**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Las Vegas Valley Water District Interlocal Agreement No. 107882 for City of Las Vegas Fire Station #45 to provide water service from Gilmore Avenue-9300 Block to the building and park located at 3821 North Fort Apache Road, Application for Connection and Request for Service Fee (\$52,376 - Fire Initiative 2000 Bonds) - Ward 4 (Brown)

**Fiscal Impact**

☐

**No Impact**

**Amount: \$52,376**

☒

**Budget Funds Available**

**Dept./Division: Fire & Rescue/Suppression**

☐

**Augmentation Required**

**Funding Source: Fire Initiative 2000 Bonds**

**PURPOSE/BACKGROUND:**

The City is building a new Fire Station #45. A necessary part of this project is the installation of water service. The Interlocal Agreement with the Las Vegas Valley Water District and connection fee are to provide water service to the building and park. Before LVVWD will sign the service connections documents and allow the City to install the water service, the Interlocal Agreement with conditional water commitment must be executed and the required fees paid.

**RECOMMENDATION:**

Staff recommends approval and authorization of staff to execute all the additional documents necessary to carry out the intention of the Interlocal and Application with LVVWD.

**BACKUP DOCUMENTATION:**

1. Interlocal Agreement
2. LVVWD Application for Connection and Request for Service
3. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN L.B. McDONALD recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

**COUNCILMAN WEEKLY declared the Public Hearing open.**

REAL ESTATE COMMITTEE MEETING OF FEBRUARY 4, 2002

Item No. 1 – Discussion and possible action regarding a Las Vegas Valley Water District Interlocal Agreement No. 107882 for City of Las Vegas Fire Station #45 to provide water service from Gilmore Avenue-9300 Block to the building and park located at 3821 North Fort Apache Road, Application for Connection and Request for Service Fee (\$52,376 - Fire Initiative 2000 Bonds)

**MINUTES – Continued:**

DAVID ROARK, Manager of the Real Estate and Asset Management Division, advised that the Interlocal Agreement with the Water District is necessary in order to receive water for Fire Station 45. Staff recommends approval.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:01 – 3:02)

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**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 4, 2002**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for the construction of water lines to service Fire Station #45, located in the 9300 Block of Gilmore Avenue and to service a park site located at 3821 North Fort Apache Road - Ward 4 (Brown)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The City is in the process of going out to bid for the construction of Fire Station #45. In order to have water service for the station and park site, the City is required to grant an Easement and Rights-of-Way to LVVWD for construction of the water lines.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Easement and Rights of Way
2. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN L.B. McDONALD recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager of the Real Estate and Asset Management Division, indicated that this easement is required for submittal to the Water District in order to get water facilities at Fire Station 45, along with the park site that is being built at this location. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF FEBRUARY 4, 2002

Item 2 - Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas (City) and the Las Vegas Valley Water District (LVVWD) for the construction of water lines to service Fire Station #45, located in the 9300 Block of Gilmore Avenue and to service a park site located at 3821 North Fort Apache Road

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:02 – 3:03)

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**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 4, 2002**

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**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a First Amendment to Lease and Management Agreement between the City of Las Vegas and Ameridream, Inc in the Incubator Program at the Las Vegas Business Center (\$5,200 revenue/8 months-Las Vegas Business Center Operations Fund) - Ward 5 (Weekly)

**Fiscal Impact**☐**No Impact**☒**Budget Funds Available**☐**Augmentation Required****Amount:** \$5,200/8 months (income)**Dept./Division:** Neigh. Svcs./Neigh. Devel.**Funding Source:** Las Vegas Business Center Operations Fund**PURPOSE/BACKGROUND:**

Ameridream, Inc. provides real estate related support services to realtors and mortgage companies. Ameridream's existing lease is on a month-to-month basis for a maximum period of 24 months. This amendment would facilitate the addition of a private storage unit.

**RECOMMENDATION:**

Staff recommends approval of the Amended Lease Agreement between the City of Las Vegas and Ameridream, Inc. in the Incubator Program at the Las Vegas Business Center.

**BACKUP DOCUMENTATION:**

First Amendment to Lease and Management Agreement

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN L.B. McDONALD recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open

SUE PRESCOTT, Neighborhood Services Department, reported that Ameridream, Inc., is requesting that their current agreement be amended to include cage rental for an additional \$50 a month. Ameridream pays their rent on time; therefore, staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF FEBRUARY 4, 2002

Item 3 - Discussion and possible action regarding a First Amendment to Lease and Management Agreement between the City of Las Vegas and Ameridream, Inc in the Incubator Program at the Las Vegas Business Center (\$5,200 revenue/8 months-Las Vegas Business Center Operations Fund)

**MINUTES – Continued:**

COUNCILMAN WEEKLY questioned the operation of Ameridream. MS. PRESCOTT answered that they perform the legwork and administrative functions for real estate companies and brokers so that the realtors can stay on the field and earn their money. It is a very successful business.

No one appeared in opposition.

There was no further discussion

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:03 – 3:04)

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**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 4, 2002**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Land Lease Agreement and Memorandum of Lease Agreement between the City of Las Vegas and Southwestco Wireless, LP, d/b/a Verizon Wireless for a wireless communications system located on approximately 725 square feet of land on Parcel Number 138-35-501-011 at 6208 Hargrove Avenue (\$108,000 first year revenue - Parks Capital Improvement Projects) - Ward 1 (M. McDonald)

**Fiscal Impact**☒**No Impact****Amount:** \$108,000 first year revenue☐**Budget Funds Available****Dept./Division:** PW/Real Estate☐**Augmentation Required****Funding Source:** Parks C.I.P.**PURPOSE/BACKGROUND:**

On 4/4/01 Council approved staff entering into negotiations w/various wireless communications companies (as locations are identified) & approved the form of the Lease Agreement for use as a standard for future cell tower land leases. This contract is for 725 sq. ft. & will house a 60' monopole, equipment shelter & security fencing. The initial term is for 5 yrs. with three 5-yr. options. 1st term revenue=\$108,000; 2nd term revenue=\$129,600; 3rd term revenue=\$168,480, 4th term revenue=\$219,025. The location is on a cul-de-sac street, bordered by 93/95 freeway to the north.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Land Lease Agreement
2. Memorandum of Lease Agreement
3. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN L.B. McDONALD** recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. **COUNCILMAN WEEKLY** concurred.

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open



REAL ESTATE COMMITTEE MEETING OF FEBRUARY 4, 2002

Item 4 - Discussion and possible action regarding a Land Lease Agreement and Memorandum of Lease Agreement between the City of Las Vegas and Southwestco Wireless, LP, d/b/a Verizon Wireless for a wireless communications system located on approximately 725 square feet of land on Parcel Number 138-35-501-011 at 6208 Hargrove Avenue (\$108,000 first year revenue - Parks Capital Improvement Projects)

**MINUTES – Continued:**

DAVID ROARK, Manager of the Real Estate and Asset Management Division, stated that the matter involves a cell-site agreement with Verizon at what is commonly known as the Mirabelli Center. The cell site will not interfere with the present site nor the future planned development at that site. Staff recommends approval.

COUNCILWOMAN McDONALD asked where the revenues would go. MR. ROARK answered that the revenues would go into the General Fund to be appropriated by the City Council for parks. He corrected that the line item should read \$108,000 for the first term, not the first year. The term is five years, with another five-year potential option at 30%, and two subsequent five-year options at 40% and 45%, respectively. This is quite an escalating increase over the term.

MR. ROARK noted that the cell-site will be built to hold as many as three carriers, which would allow for more revenue, because the contract is worded so that the City receives a portion of the revenues that the original carrier receives.

No one appeared in opposition

There was no further discussion

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:04 – 3:07)

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 4, 2002**

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**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: SHARON SEGERBLOM**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Second Amendment to a Lease Agreement between the City of Las Vegas and Variety Day Home adding approximately 2,100 square feet of additional improvements to the original 10,000 square feet of building improvements located at 990 North D Street (\$790,000 Community Development Block Grant and \$12,500 Agency Contribution) - Ward 5 (Weekly)

**Fiscal Impact**☐**No Impact****Amount:** \$802,500☒**Budget Funds Available****Dept./Division:** Nbhd Svs☐**Augmentation Required****Funding Source:** \$79,000 CDBG & \$12,500 Agency Contribution**PURPOSE/BACKGROUND:**

CLV entered into a Lease Agreement with Variety Day Home in 1954 for approximately 10,000 sq. ft of building improvements. This Amendment is to add approximately 2,100 sq. ft. of additional improvements to the existing 10,000 sq. ft. of building improvements. Variety's rental rate is \$1 per year and Variety pays for all utilities, repairs and maintenance. The additional office space at Variety will be used for a new child care facility.

**RECOMMENDATION:**

Staff recommends approval of the Second Amendment to the original Lease Agreement and the need of funding to pay for the office space

**BACKUP DOCUMENTATION:**

1. Second Amendment
2. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN L.B. McDONALD** recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. **COUNCILMAN WEEKLY** concurred.

**MINUTES:**

**COUNCILMAN WEEKLY** declared the Public Hearing open

REAL ESTATE COMMITTEE MEETING OF FEBRUARY 4, 2002

Item 5 - Discussion and possible action regarding a Second Amendment to a Lease Agreement between the City of Las Vegas and Variety Day Home adding approximately 2,100 square feet of additional improvements to the original 10,000 square feet of building improvements located at 990 North D Street (\$790,000 Community Development Block Grant and \$12,500 Agency Contribution)

**MINUTES – Continued:**

DAVID ROARK, Manager of the Real Estate and Asset Management Division, remarked that the amendment involves the addition of approximately 21,000 square feet to the almost completed Variety Day Home. Staff recommends approval.

COUNCILMAN WEEKLY questioned where the trash bins would be located on the site. MR. ROARK replied that the trash bins are imposed by City Code through the Planning and Development Department. COUNCILMAN WEEKLY indicated that the current concern is that the trash bins are presently located off the street and the residents across the street are taking advantage and using them, which means that they fill up quite rapidly and run over. There is trash up and down the street. SHARON SEGERBLOM, Director, Neighborhood Services Department, assured COUNCILMAN WEEKLY that she would find out where the bins are to be located and submit to him a drawing on that location.

No one appeared in opposition

There was no further discussion

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:07 – 3:09)

**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: FEBRUARY 4, 2002**

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES:**

None.

**THE MEETING ADJOURNED AT 3:09 P.M.**

Respectfully submitted: \_\_\_\_\_  
GABRIELA S. PORTILLO-BRENNER  
February 4, 2002